

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/7 Dunloe Avenue, Mont Albert North VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$1,275,000

Property Type

Unit

Suburb

Mont Albert North

Period - From

28/10/2025

to

27/04/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/25 Wellington Road Box Hill VIC 3128	\$810,000	31/01/2026
1/102 Windsor Crescent Surrey Hills VIC 3127	\$781,000	27/03/2026
2/22 Lorne Parade Mont Albert VIC 3127	\$812,000	21/02/2026

This Statement of Information was prepared on:

28/04/2026